114.0	0012	0003.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	647,500 /	647,500
					USE VALUE:	647,500 /	647,500
					ASSESSED:	647,500 /	647,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
83		EDMUND RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZHOU QIANG WEN
Owner 2:	DENG JING
Owner 3:	
Street 1:	83 EDMUND RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SAGAN VINCENT E/ETAL -
Owner 2:	SAGAN JUDITH D -
Street 1:	83 EDMUND RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .116 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1948, having primarily Wood Shingle Exterior and 1484 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5068.000	247,100		400,400	647,500
Total Card	0.116	247,100		400,400	647,500
Total Parcel	0.116	247,100		400,400	647,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 436.32 /Parcel: 436.32

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 73654

GIS Ref

GIS Ref

Insp Date 08/18/18

!8922!

PREVIOUS ASSESSMENT

Parcel ID 114.0-0012-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	247,100	0	5,068.	400,400	647,500		Year end	12/23/2021
2021	101	FV	238,400	0	5,068.	400,400	638,800		Year End Roll	12/10/2020
2020	101	FV	238,400	0	5,068.	400,400	638,800	638,800	Year End Roll	12/18/2019
2019	101	FV	200,900	0	5,068.	406,100	607,000	607,000	Year End Roll	1/3/2019
2018	101	FV	200,900	0	5,068.	303,200	504,100	504,100	Year End Roll	12/20/2017
2017	101	FV	200,900	0	5,068.	274,600	475,500	475,500	Year End Roll	1/3/2017
2016	101	FV	200,900	0	5,068.	263,100	464,000	464,000	Year End	1/4/2016
2015	101	FV	188,300	0	5,068.	223,100	411,400	411,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:09:52

LAST REV

Date	Time
08/30/18	18:58:54
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8922

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SAGAN VINCENT E	43533-397		8/17/2004		429,000	No	No		
ADAMS ROBERT J/	26069-405		2/23/1996		200,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/18/2018	MEAS&NOTICE	BS	Barbara S
12/9/2008	Meas/Inspect	197	PATRIOT
1/8/2005	MLS	MM	Mary M
3/13/2000	Inspected	264	PATRIOT
2/15/2000	Measured	263	PATRIOT
9/2/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	73654
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5068		Sq. Ft.	Site		0	70.	1.13	5									400,428						400,400	

Total AC/HA:	0.11635	Total SF/SM:	5068	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	400,428	Spl Credit		Total:	400,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	147.000
Other Features:	77500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	335691
Depreciation:	88623
Depreciated Total:	247069

COMMENTS

PRIVATE WAY, OF=SINK N BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

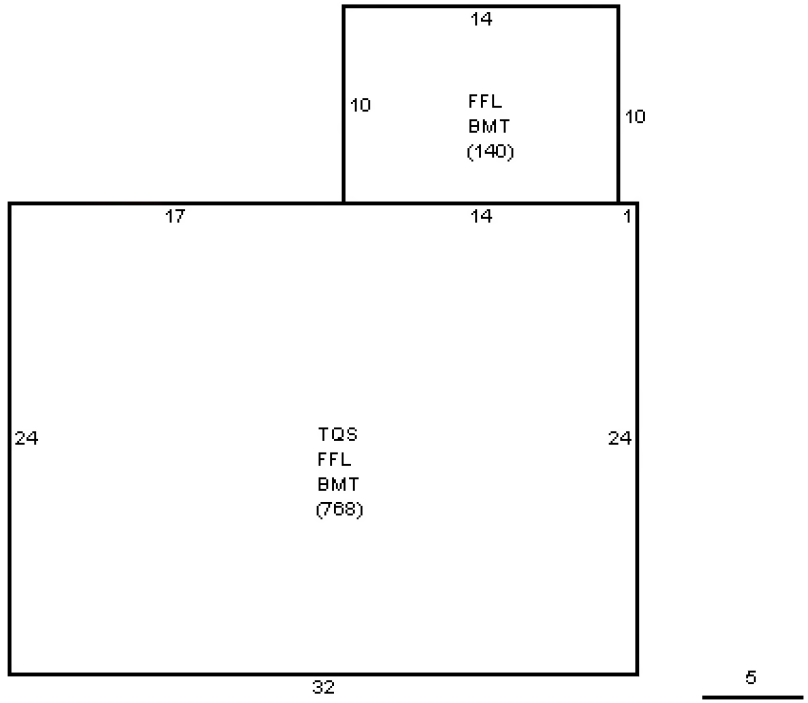
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	147.00
Special Features:	0	Val/Su Net:	103.30
Final Total:	247100	Val/Su SzAd	166.51

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	908	44.100	40,043
FFL	First Floor	908	147.000	133,476
TQS	3/4 Story	576	147.000	84,672

Net Sketched Area:	2,392			Total:	258,191
Size Ad	1484	Gross Area	2584	FinArea	1484

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

114.0-0012-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1980	0.00	T	31.2	101						
1	Metal Shed	D	Y	1	80	A	AV	2000	0.00	T	15.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc